005.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,200 / 954,200
					USE VALUE:	954,200 / 954,200
					ASSESSED:	954,200 / 954,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86	-88	CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	M & J PROPERTY DEVELOPMENT LLC
Owner 2:	
Owner 3:	
Street 1:	32 PINEWOOD RD
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02482 Type:

PREVIOUS OWNER

Owner 1:	MEDEIROS WILLIAM P JR & KAREN -
Owner 2:	TRS/ MEDEIROS FAMILY REVOCABLE -
Street 1:	7 BROOKSIDE TER
Twn/City:	ATKINSON
St/Prov:	NH Cntry:
Postal:	03811

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2525 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5433.000	487,800		466,400	954,200
Total Card	0.125	487,800		466,400	954,200
Total Parcel	0.125	487,800		466,400	954,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.98 /Parcel: 377.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4854

GIS Ref

GIS Ref

Insp Date 10/14/17

!518!

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	487,800	0	5,433.	466,400	954,200		Year end	12/23/2021
2021	104	FV	465,200	0	5,433.	466,400	931,600		Year End Roll	12/10/2020
2020	104	FV	465,200	0	5,433.	466,400	931,600	931,600	Year End Roll	12/18/2019
2019	104	FV	360,800	0	5,433.	495,500	856,300	856,300	Year End Roll	1/3/2019
2018	104	FV	360,800	0	5,433.	361,500	722,300	722,300	Year End Roll	12/20/2017
2017	104	FV	337,800	0	5,433.	314,800	652,600	652,600	Year End Roll	1/3/2017
2016	104	FV	337,800	0	5,433.	268,200	606,000	606,000	Year End	1/4/2016
2015	104	FV	300,100	0	5,433.	262,300	562,400	562,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:37:48

LAST REV

Date	Time
08/05/21	16:51:57
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS WILLIA	77253-23	1	3/17/2021		1,120,000	No	No		
MEDEIROS WILLIA	71513-216	1	8/23/2018	Convenience		No	No		
MEDEIROS WILLIA	39537-557		6/13/2003	Family	1	No	No		
MEDEIROS WILLIA	33187-161		6/19/2001	Family	99	No	No		
MEDEIROS WILLIA	27544-498		8/4/1997	Family		No	No		F

USER DEFINED

Prior Id # 1:	4854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	628	Dormers	200,000	O				
4/15/2021	419	Inter-De	15,000	C				
8/10/2009	676	Porch	9,300					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Missed Appt.	345	PATRIOT
10/14/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
9/2/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5433		Sq. Ft.	Site		0	80.	1.07	1									466,390						466,400	

Total AC/HA:	0.12472	Total SF/SM:	5433	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,390	Spl Credit		Total:	466,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11791444
Const Adj.:	0.98980200
Adj $ / SQ:	199.173
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662758
Depreciation:	174968
Depreciated Total:	487790

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

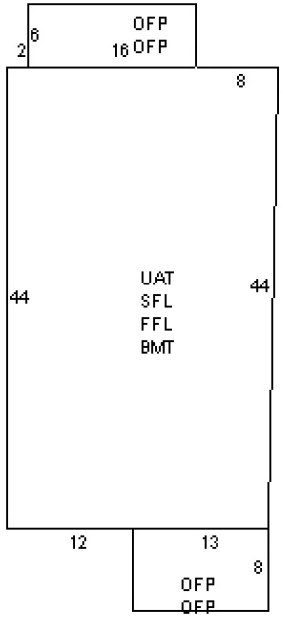
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.17
Special Features:	0	Val/Su Net:	120.53
Final Total:	487800	Val/Su SzAd	217.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,122	59.750	67,041
FFL	First Floor	1,122	199.170	223,472
SFL	Second Floor	1,122	199.170	223,472
OFP	Open Porch	400	20.410	8,166
UAT	Upper Attic	281	139.420	39,108

Net Sketched Area:	4,047	Total:	561,259
Size Ad	2244	Gross Area	4888	FinArea	2525
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

005.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	